

SECTION 5

TABLE OF PERMITTED USES

5.1 Uses Or Use Categories

Land and water areas shall be used for and buildings and structures shall be erected, altered, enlarged or used only for one or more of the uses or use categories listed in the following Table of Permitted Uses and only within these zones specified in said Table of Permitted Uses, except that any use or use category listed in the following Table of Permitted Uses, together with its customary accessory use(s), may be permitted in a Planned Area Development Zone PAD subject to and in accordance with the conditions and requirements set forth in Section 4.12 of these Regulations, and except that any use or use category listed in the Table of Permitted Uses, together with its customary accessory Use(s), may be permitted in a Central District Zone CD subject to and in accordance with the conditions, limitations and requirements set forth in Section 4.13 of these Regulations.

Unless otherwise indicated, the Table of Permitted Uses designates only the principal or primary uses permitted, and all accessory uses customarily incidental to the actual principal use are permitted on the same lot with such principal use.

5.2 Standard Land Use Code

The categories set forth in the Table of Permitted Uses are based, in large part, upon the Standard Land Use Code, A Standard System for Identifying and Coding Land Use Activities (SLUC), Department of Housing and Urban Development, Washington, D.C. The first level use category is fully capitalized on the Table. The third level use category is in lower case lettering on the Table. The Town Building Official and Zoning Board of Appeals shall use the SLUC Manual to resolve questions regarding substantial similarity.

5.3 Interpretation

In the interpretation of the following Table of Permitted Uses, where a use is not specifically listed in the Table and on the basis of the SLUC Manual is not included within a second level use category listed in the Table, its status under this section shall, upon application, be determined by the Zoning Board of Appeals by reference to that listed use or second level use category, if any, which is so like the use in question in purpose, function, character, and effect as to be substantially similar to said listed use.

If the Zoning Board of Appeals determines that the use in question is substantially similar to a use or second level use category specifically listed in the Table, such use shall be permitted in the zones in the same manner as the substantially similar listed use or second level use category and subject to the same conditions and requirements controlling said substantially similar listed use or second level use category.

If the Zoning Board of Appeals determines that the use in question is not substantially similar to a use or second level use category specifically listed in the Table, such use may be permitted and added to the Table only by amending these Regulations as provided for in Section 16.

In determining the status of the use in question, the Zoning Board of Appeals shall also consider all other codes, ordinances, laws and statutes.

5.4 Table Of Permitted Uses

Prmt – Means that the use or use category is permitted as a matter of right in the designated zones, subject to the requirements of the zones in which the use is located.

Sp - Means that the use or use category is permitted as a special permit in the designated zones with design review approval by the Town Plan and Zoning Commission in accordance with the provision set forth in the section or sections referred to in the Required Conditions (RC) column of the Table.

Sx - Means that the use or use category is permitted as a special exception in the designated zones, with approval by the Zoning Board of Appeals in accordance with the provisions set forth in the section or sections referred to in the Required Conditions (RC) column of the Table.

Acc – Means that the use or use category is permitted as an accessory use in the designated zones but is subject to the conditions set forth in the section referred to in the Required Conditions (RC) column of the Table.

NOTES

1. RC Column. The sections set forth in this column designate the additional required conditions for the particular use or use category over and above the regular zoning provisions for the particular use or use category for the zone or zones in which the particular use or use category for the zone or zones in which the particular use or use category is or is to be located.
2. PKG Column. Letters in this column designate the parking requirements, if any, for the particular use or use category as set forth in Section 9 of these Regulations.
3. For definitions and explanations of uses or use categories followed by numbers in parenthesis, see Section 2.

While the Table of Permitted Uses is divided into first, second and third level use categories, the following first and second level use categories are listed for the reader's information (the first level categories are capitalized).

RESOURCE AND PRODUCTION AND EXTRACTION USES	SHEET NO.
Agriculture	1,4
Farm	1,4
Earth products, excavation and filling or removal of	1,4
Forestry production, commercial	1
Greenhouses, commercial	1
Nurseries, commercial	1
RESIDENTIAL USES	
Accessory Residential Uses	1
Household Units	1,4
Group Quarters	1,4
Transient lodgings	2,4
OFFICES, GENERAL AND PROFESSIONAL USES	2,4
SERVICES USES	
Business Services	2,4
Cemeteries	5
Contract Construction Services	5
Educational Services	5
Finance, Insurance and Real Estate Services	5
Governmental Services	2,5
Personal Services	5
	SHEET NO.
Professional Services	5
Repair Services	5
Miscellaneous Services	2,5

TRADE USES

Retail Trade – Apparel and Accessories	5
Retail Trade – Automotive, Marine Craft, Aircraft and Accessories	5
Retail Trade – Building Materials and Farm Equipment	5
Retail Trade – Eating and Drinking	5
Retail Trade – Food	5
Retail Trade – Furniture, Home Furnishing and Equipment	5
Retail Trade – General Merchandise	5
Retail Trade – Hardware	5
Retail Trade – Other	6
Wholesale Trade and Warehousing	6

MANUFACTURING USES

Apparel and other Finished Products, Mfg.	6
Food and Kindred Products, Mfg.	6
Furniture and Fixtures, Mfg.	6
Lumber and Wood Products, Mfg.	6
Printing, Publishing and Allied Industries, Mfg.	6
Professional, Scientific and Controlling Instruments, Mfg.	6
Photographic and Optical Goods, Mfg.	6
Watches and Clocks, Mfg.	6
Stone, Clay and Glass Products, Mfg.	6
Textile Mill Products, Mfg.	6
Miscellaneous Manufacturing	6

CULTURE, ENTERTAINMENT AND RECREATIONAL USES

Amusements	2,7
Cultural Activities	2,7
Parks	2,7
Public Assembly	7
Recreational Activities	2,3,7

TRANSPORTATION, COMMUNICATION AND UTILITY USES

Aircraft Landing Field	8
Automotive Parking	3,8
Communications	3,8
Motor Vehicle Transportation	3,8
Utilities	3,8

RESIDENTIAL ZONES PERMITTED USES

Sheet #1

<i>PERMITTED USES</i>	<i>ZONE CATEGORIES</i>							
	CR	RR	AAA	AA	A	VR	TC MU	
RESOURCE PRODUCTION & EXTRACTION USES								
Agriculture (3)	Acc	Acc	Acc	Acc	Acc			
Farm (17)	Prmt	Prmt	Prmt	Prmt	Prmt	Prmt		
Earth Products, Excavation And Filling Or Removal Of	Sp	Sp	Sp	Sp	Sp			
Forestry Production, Commercial, Including On-Premises Saw Mills	Sp	Sp						
Greenhouses, Commercial	Sp	Sp		Sp*	Sp*			
Nursery, Commercial	Sp	Sp		Sp*	Sp*			
RESIDENTIAL USES								
Accessory Residential Uses								
Customary Accessory Uses (2)	Acc	Acc	Acc	Acc	Acc	Acc		
Customary Home Occupation	Acc	Acc	Acc	Acc	Acc	Acc		
Guest House (19)	Acc/Sx	Acc/Sx	Acc/Sx	Acc/Sx	Acc/Sx	Acc/Sx		
HOUSEHOLD UNITS								
DWELLINGS								
Single-Family (12)	Prmt	Prmt	Prmt	Prmt	Prmt	Prmt	Prmt	
Two-family (13)	Prmt*	Prmt*	Prmt*	Prmt*	Prmt*Sx	Prmt	Prmt*Sx	
Multiple (14)	PAD	PAD	PAD	PAD	PAD		Sp	
GROUP QUARTERS								
Boarding, rooming or lodging houses (4)								
1-2 persons	Acc	Acc		Acc	Acc			
3-6 persons	Sp	Sp		Sp	Sp			
Convalescent, nursing or rest home or sanitarium (9)	Sp	Sp	Sp	Sp	Sp			
Religious quarters	Sp	Sp	Sp	Sp	Sp	Sp		
Supervised group quarters (41)	Sp	Sp	Sp	Sp	Sp	Sp		
Agricultural Group quarters, Seasonal	Sp	Sp						
TRANSIENT LODGINGS								
Tourist home (42)	Sp	Sp	Sp	Sp	Sp	Sp	Sp	

*If existing on the effective date of these Regulations. Extensions or enlargements of existing greenhouses or nurseries require special permits

PRMT – Permitted Use or Use Category
Acc – accessory use or use/category

Sp – special permit use/category
Sx – special exception use/category

RESIDENTIAL ZONES PERMITTED USES

Sheet #2

<i>PERMITTED USES</i>	<i>ZONE CATEGORIES</i>						
	CR	RR	AAA	AA	A	VR	TCMU
CEMETERY	Sp	Sp	Sp	Sp	Sp		
EDUCATIONAL SERVICES							
Day care center	Sp	Sp	Sp	Sp	Sp	Sp	Sp
Schools - public, private & parochial, university, college, jr. college & professional Education	Sp	Sp	Sp	Sp	Sp	Sp	
GOVERNMENTAL SERVICES	Sp	Sp	Sp	Sp	Sp	Sp	
MISCELLANEOUS SERVICES							
Clubs, non-profit	Sp	Sp					
Dog Kennel, commercial	Sp	Sp					
Places of Worship	Sp	Sp	Sp	Sp	Sp	Sp	Sp
Veterinarian service	Sp	Sp					Sp
TRADE USES							
CULTURAL, ENTERTAINMENT AND RECREATIONAL USES							
AMUSEMENTS							
Bazaars, festivals, carnivals and circuses sponsored by a non-profit corporation or organization	Sp	Sp	Sp	Sp	Sp	Sp	
CULTURAL ACTIVITIES							
Historic and monument sites (20)	Prmt	Prmt	Prmt	Prmt	Prmt		
Library	Sp	Sp	Sp	Sp	Sp	Sp	
Museum or Planetarium	Sp	Sp	Sp	Sp	Sp		
Parks	Prmt	Prmt	Prmt	Prmt	Prmt	Prmt	
PUBLIC ASSEMBLY							
Community Center	Sp	Sp	Sp	Sp	Sp	Sp	
RECREATIONAL ACTIVITIES							
Golf course	Sp	Sp	Sp	Sp	Sp		
Recreational Uses, non-profit	Sp	Sp	Sp	Sp	Sp		

*(if existing on the effective date of these Regulations - extensions or enlargement to existing stations require special permit)

PRMT – Permitted Use or Use Category
Acc – accessory use or use/category

Sp – special permit use/category
Sx – special exception use/category

RESIDENTIAL ZONES PERMITTED USES

Sheet #3

<i>PERMITTED USES</i>	<i>ZONE CATEGORIES</i>						
	CR	RR	AAA	AA	A	VR	TCMU
*Platform tennis, indoor and outdoor Riding Stable	Sp	Sp					
TRANSPORTATION, COMMUNICATION AND UTILITY USES							
AIRPORT LANDING FIELD	Sp	Sp					
AUTOMOBILE PARKING							
Garage, parking (18)	Acc	Acc	Acc	Acc	Acc	Acc	Acc
Private area (35)	Acc	Acc	Acc	Acc	Acc	Acc	Acc
COMMUNICATIONS							
Transmitting exchange or receiving station	Sp	Sp					
Towers, transmitting and relay	Sp	Sp					
MOTOR VEHICLE TRANSPORTATION							
UTILITIES							
Sewage and solid waste disposal	Sp	Sp					
Utility- Electric, Gas and Water	Sp	Sp	Sp	Sp	Sp		

PRMT – Permitted Use or Use Category
Acc – accessory use or use/category

Sp – special permit use/category
Sx – special exception use/category

COMMERCIAL, INDUSTRIAL AND OTHER ZONES PERMITTED USES

Sheet #4

PERMITTED USES	ZONE CATEGORIES									
	TC	PBD	PE	PC	PT	PI	RL	F	VC	T C M U
RESOURCE PRODUCTION & EXTRACTION USES										
Agriculture (3)		Acc			Acc	Acc	Acc	Prmt*		
Farm (17)		Prmt*	Prmt*	Prmt*	Prmt*	Prmt*	Prmt*	Prmt*		
Earth Products, Excavation And Filling Or Removal Of		Sp	Sp	Sp	Sp	Sp	Sp	Sp		
RESIDENTIAL USES										
HOUSEHOLD UNITS										
DWELLINGS										
Single-Family (12)	Prmt*	Prmt*	Prmt*	Prmt*	Prmt*	Prmt*			Sp*	Prmt
Two-family (13)	Prmt*	Prmt*	Prmt*	Prmt*						Prmt*
Multiple (14)	Sp	PAD	PAD							Sp
GROUP QUARTERS										
Boarding, rooming or lodging houses (4)										
1-2 persons		Sp	Sp							
3-6 persons		Sp	Sp							
Convalescent, nursing or rest home or sanitarium (9)	Prmt*	Sp								
Religious quarters		Sp							Sp	
Supervised group quarters (41) Agricultural Group quarters, Seasonal										
TRANSIENT LODGINGS										
Hotel/Motel/Inn (22)					Sp					
Tourist home (42)	Sp								Sp	Sp
NON-RESIDENTIAL USES										
OFFICE, GENERAL AND/OR PROFESSIONAL USES	Sp	Sp	Sp	Sp	Sp				Sp	Sp
SERVICE USES										
BUSINESS SERVICES, except warehousing and storage and motor vehicle rental services	Sp	Sp	Sp	Sp	Sp				Sp	Sp

*(if existing on the effective date of these Regulations – VC Zone 2nd fl dwelling requires special permit, see regulations)

Prmt – Permitted Use or Use Category
Acc – accessory use or use/category

Sp – special permit use/category
Sx – special exception use/category

COMMERCIAL, INDUSTRIAL AND OTHER ZONES PERMITTED USES

Sheet #5

PERMITTED USES	ZONE CATEGORIES											
	TC	PBD	PE	PC	PT	PI	RL	F	VC	TCMU		
CEMETERY							Sp					
CONTRACT CONSTRUCTION SERVICE, indoor and outdoor, except salvage and wrecking services				Sp		Sp						
EDUCATIONAL SERVICES												
Day care center	Sp	Sp	Sp	Sp	Sp	Sp			Sp*	Sp		
Schools - public, private & parochial, university, college, jr. college & professional Education									Sp			
Schools - vocational or trade (4-2-85)			Sp	Sp		Sp						
FINANCE, INSURANCE & REAL ESTATE SERVICES	Sp	Sp	Sp	Sp	Sp	Sp			Sp			
GOVERNMENTAL SERVICES	Sp	Sp	Sp	Sp	Sp	Sp	Sp	Sp	Sp	Sp		
PERSONAL SERVICES	Sp	Sp			Sp				Sp	Sp		
PROFESSIONAL SERVICES, except convalescent, nursing or rest home or sanitarium (in PT/PI)	Sp	Sp	Sp	Sp	Sp	Sp			Sp	Sp		
REPAIR SERVICES												
MOTOR VEHICLE REPAIR AND SERVICES												
Carwash		Sp		Sp	Sp							
General repair and service (29)				Sp		Sp						
Limited repair and service (30)		Sp		Sp	Sp							
Gasoline and/or service station		Sp*			Sp				Sp*			
MISCELLANEOUS SERVICES												
Ambulance Service		Sp			Sp							
Places of Worship	Sp	Sp							Sp	Sp		
Veterinarian service										Sp		
TRADE USES												
RETAIL TRADE- apparel and accessories	Sp	Sp			Sp				Sp			
RETAIL TRADE – automotive, marine craft, aircraft, and accessories	Sp	Sp			Sp							
RETAIL TRADE – building materials and farm equipment	Sp	Sp				Sp						
RETAIL TRADE –eating and drinking without drive-in or curbside service	Sp	Sp			Sp				Sp			
RETAIL TRADE – food	Sp	Sp			Sp				Sp			
RETAIL TRADE – furniture, home furnishing and equipment	Sp	Sp			Sp				Sp			
RETAIL TRADE – general merchandise	Sp	Sp			Sp				Sp			
RETAIL TRADE - hardware	Sp	Sp			Sp				Sp			

* (if existing on the effective date of these Regulations – Extension or enlargement may require special permit)

Prmt – Permitted Use or Use Category
Acc – accessory use or use/category

Sp – special permit use/category
Sx – special exception use/category

COMMERCIAL, INDUSTRIAL AND OTHER ZONES PERMITTED USES

Sheet #6

<i>PERMITTED USES</i>	<i>ZONE CATEGORIES</i>								
	TC	PBD	PE	PC	PT	PI	RL	F	VC
RETAIL TRADE – other	Sp	Sp			Sp				
WHOLESALE TRADE AND WAREHOUSING			Sp	Sp		Sp			
APPAREL AND OTHER FINISHED PRODUCTS – MANUFACTURING excepting corrosive, poisonous or malodorous acids and chemicals and excepting glue, size, gelatin, fertilizer, fat rendering, explosives (other than firearms, or small arms or ammunition) printing ink and carbon black mfg.				Sp		Sp			
FOOD AND KINDRED PRODUCTS – MANUFACTURING except abattoir and slaughter houses				Sp		Sp			
FURNITURE AND FIXTURES – MANUFACTURING						Sp			
LUMBAR AND WOOD PRODUCTS - MANUFACTURING				Sp		Sp			
PRINTING, PUBLISHING AND ALLIED INDUSTRIES - MANUFACTURING			Sp	Sp		Sp			
PROFESSIONAL, SCIENTIFIC AND CONTROLLING INSTRUMENTS; PHOTOGRAPHIC & OPTICAL GOODS: Watches and clocks – Manufacturing			Sp	Sp		Sp			
STONE, CLAY AND GLASS PRODUCTS – MANUFACTURING except abrasive, asbestos and miscellaneous non metallic mineral products – manufacturing and concrete gypsum and plaster products manufacturing and structural clay products.				Sp		Sp			
TEXTILE MILL PRODUCTS – MANUFACTURING				Sp	Sp	Sp			
MISCELLANEOUS MANUFACTURING excepting that which is dangerous by reason of fire, radiation or explosion, or injurious or detrimental to the surrounding neighborhood by reason of the possible emission of excessive dust, odor, fumes, gas, smoke wastes, refuse matter, noise, vibration or because of any other objectionable feature, or is presently or in the future is likely to be a hazard or nuisance to adjacent property or the community at large, as determined by the Building Official, Fire Marshal or Director of Health			Sp	Sp	Sp	Sp			

Prmt – Permitted Use or Use Category

Sp – special permit use/category

Acc – accessory use or use/category

Sx – special exception use/category

COMMERCIAL, INDUSTRIAL AND OTHER ZONES PERMITTED USES Sheet #7

PERMITTED USES	ZONE CATEGORIES								
	TC	PBD	PE	PC	PT	PI	RL	F	VC
CULTURAL, ENTERTAINMENT AND RECREATIONAL USES									
AMUSEMENTS									
Bazaars, festivals, carnivals and circuses sponsored by a non-profit corporation or organization		Sp	Sp	Sp	Sp	Sp		Sp	Sp
Billiard and pool hall		Sp			Sp				
Golf driving range								Sp	
Golf, miniature		Sp			Sp				
CULTURAL ACTIVITIES									
Historic and monument sites (20)	Sp	Sp	Sp	Sp	Sp	Sp	Prmt	Prmt	
Library	Sp	Sp							Sp
Museum or Planetarium	Sp	Sp							
Parks	Prmt	Prmt	Prmt	Prmt	Prmt	Prmt	Prmt	Prmt	
PUBLIC ASSEMBLY									
Auditorium or coliseum		Sp	Sp	Sp	Sp	Sp			
Community Center		Sp							Sp
Theater, legitimate and/or motion picture	Sp	Sp			Sp				
RECREATIONAL ACTIVITIES									
Archery range, indoor	Sp	Sp			Sp				
Athletic Clubs	Sp	Sp			Sp				
Bowling	Sp	Sp			Sp				
Firing range indoor	Sp	Sp			Sp				
Golf course							Sp	Sp	
Marina								Sp	
Recreational Uses, non-profit	Sp	Sp	Sp	Sp	Sp	Sp	Sp	Sp	
Health, Fitness and Recreational Uses indoor Effective January 30, 1995	Sp		Sp	Sp		Sp			Sp

Prmt – Permitted Use or Use Category
Acc – accessory use or use/category

Sp – special permit use/category
Sx – special exception use/category

COMMERCIAL, INDUSTRIAL AND OTHER ZONES PERMITTED USES

Sheet #8

PERMITTED USES	ZONE CATEGORIES									
	TC	PBD	PE	PC	PT	PI	RL	F	VC	TCMU
*Platform tennis, indoor and outdoor Riding Stable					Sp					
Skating rink, ice and/or roller, indoor	Sp	Sp	Sp	Sp	Sp	Sp				
Tennis courts, indoor	Sp	Sp	Sp	Sp	Sp	Sp				
TRANSPORTATION, COMMUNICATION AND UTILITY USES										
Airport Landing Field								Sp		
AUTOMOBILE PARKING										
Garage, parking (18)	Acc	Acc	Acc	Acc	Acc	Acc				Acc
Private (36)	Acc	Acc	Acc	Acc	Acc	Acc	Acc	Acc		Acc
Public (37)	Sp	Sp			Sp					
COMMUNICATIONS										
Radio, television, telegraph, telephone or other communications										
Broadcasting studio, message center or office		Sp	Sp	Sp	Sp	Sp			Sp	
Transmitting exchange or receiving station		Sp	Sp	Sp	Sp	Sp				
Towers, transmitting and relay										
MOTOR VEHICLE TRANSPORTATION										
Bus transportation										
Garaging and equipment maintenance				Sp		Sp				
Passenger terminal		Sp			Sp					
Motor freight transportation terminal and garage			Sp			Sp				
Transportation center		Sp			Sp					
UTILITIES										
Sewage and solid waste disposal							Sp	Sp	Sp	
Utility- Electric, Gas and Water	Sp	Sp	Sp	Sp	Sp	Sp	Sp	Sp	Sp	

Prmt – Permitted Use or Use Category
Acc – accessory use or use/category

Sp – special permit use/category
Sx – special exception use/category